



CITY PLAN COMMISSION HEARING MINUTES

May 6, 2004

MEMBERS PRESENT:

Gary Porras
Oscar Venegas
John Neal
Ray Mancera
Elma Carreto
Dick Vorba
Daphne Hamilton
Ruben Ponce

OTHERS PRESENT:

Rudy Valdez, PRDD
George Sarmiento, PRDD
Fred Lopez, PRDD
Kimberly Forsyth, PRDD
James Shelton, PRDD
Jorge Rousselin, PRDD
Matt Watson, City Attorney's Office
Sandra Hernandez, Recording Secretary

The City Plan Commission meeting was called to order by Elma Carreto at 1:35 p.m. Council Chambers, 2nd Floor. A quorum of its members was present and Dick Vorba made the introductory statements. Fred Lopez presented changes to the agenda. Motion made by Oscar Venegas to accept changes to the agenda, seconded by Ray Mancera, and unanimously carried (7-0).

DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL

Subdivision Application:

1. **SUB03-00038:** Louisiana Subdivision – Preliminary; Being all of Lot 25, Richard Lee Subdivision, City of El Paso, El Paso County, Texas. (District 6)

ACTION: Motion made by Oscar Venegas to delete; upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

2. **SUB04-00007:** Barcelona Estates –Final; Being All of Tract 1, Section 4. Block 79, Township 3, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas. (District 5)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a development with 92 single-family residential lots and one commercial lot. Primary access to the subdivision will be from Zaragoza Road.

Antonio Bustillos, Engineering Department, stated he would like to revise comment #9 to read, "approval from TX DOT shall be required for the proposed improvements abutting Zaragoza Road".

Eddie Urquidi, Representative, agreed with staff recommendations.

ACTION: Motion made by Oscar Venegas to approve, subject to staff comments, seconded by Gary Porras and unanimously carried (7-0).

3. **SUB04-00009:** Sunset View Unit 3 – Final; Being Tract 1, W.H. Lenox Survey No. 432, Tract 8, S.A. & M.G.R.R. Co. Survey No. 265, Tract 1B and a Portion of Tract 1A, J.L. Johannsen Survey No. 185, City of El Paso, El Paso County, Texas.
(District 1)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Items #3 and #4 were heard simultaneously. James Shelton, Planning Department, noted that the developer is proposing a subdivision containing 182 single-family residential lots and a 1.38-acre on-site park. Primary access to the subdivision will be from Montoya Lane and Ethel Road. Mr. Shelton requested that comments #9 and #11, under Engineering Department be deleted.

Jorge Azcarate, Representative, agreed with staff recommendations.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Ray Mancera and unanimously carried (7-0).

4. **SUB04-00010:** Sunset View Unit 4 – Final; Being a Portion of Tract 1A, J.L. Johannsen Survey No. 185, City of El Paso, El Paso County, Texas. (District 1)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Items #3 and #4 were heard simultaneously. James Shelton, Planning Department, noted that the developer is proposing 87 single-family dwelling lots. The developer will be receiving .435 acres of park credits. Mr. Shelton requested that item #7 under Engineering Department be deleted. Mr. Shelton also requested that items #1, 2 and 3, under Engineering Department Traffic Division be deleted.

Jorge Azcarate, Representative, agreed with staff recommendations.

ACTION: Motion made by John Neal to approve, subject to staff comments, seconded by Ray Mancera and unanimously carried (7-0).

5. **SUB04-00025:** Tierra Del Este Unit 30 – Preliminary; Being all of 26, and a portion of Tracts 12, 14, and 15, Section 34, and portion of Tract 1B, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas. (District 5)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing a single-family development containing 215 single-family lots and a 2.141-acre park. Primary access to the subdivision will be from Rich Beam Boulevard. The applicant is requesting a modification to permit the use of the residential sub-collector street with a 5 foot sidewalk and 3 foot landscape area instead of the standard 4 foot sidewalk and 4 foot landscaped area. The Planning Department recommends that the City Plan Commission find that the modification meets criteria #3.

Conrad Conde, Representative, agreed with staff recommendations. Mr. Conde requested to coordinate El Paso Water Utilities comments and requested to delete item #2, under Other Requirements and Comments.

Matt Watson, Assistant City Attorney, requested to delete item #3, under Engineering Department Comments and Requirements.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Ray Mancera left.)

6. **SUB04-00026:** Park Hills Unit 9 – Preliminary; Being a portion of H.G. Foster Survey No. 262, City of El Paso, El Paso County, Texas. (District 1)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that developer is proposing a development containing 24 single-family residential lots. Primary access to the subdivision will be from Calle Del Sur Drive. The developer is requesting a modification to allow a change in the cross-section of the proposed divided residential street to allow for 5 foot sidewalks adjacent to the curb on Calle Del Sur Drive, which will eliminate three feet or parkway instead of the standard four foot sidewalk and the four foot landscaped area. The Planning Department recommends that the City Plan Commission find that the modification meets criteria #3 of the Subdivision Ordinance.

Conrad Conde, Representative, agreed with staff recommendations. Mr. Conde requested to coordinate item #4 under EPWU Comments.

Jesus Haller, EPWU, agreed to coordinate.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (5-0). (Commissioner Ray Mancera left and Commissioner Elma Carreto left.)

7. **SUB04-00027:** Paseos Del Sol Unit Two – Combination; Being a Portion of Tract 2, and a Portion of Tract 5, Section 16, Block 79, Township 3, T&P RR Surveys, City of El Paso, El Paso County, Texas. (District 6)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the developer is proposing to develop 273 single-family lots. The subdivision is the second phase of the Paseos Del Sol Land Study, which was approved by the Commission on November 1, 2001. Primary access to the subdivision will be from the extension of Vista Del Sol Drive and from Joe Battle Boulevard. An application for off-site dedication of the park site has been submitted by the developer and must be approved by the City Council before this plat can be recorded. The developer was required to dedicate 5.7 acres of parkland resulting from the annexation agreement. The developer will be receiving credits from 6.29-acre park site that is being proposed as an off-site dedication. A total of 1.365 acres will be required by this subdivision thus leaving a deficit of .775 acres in park credits that will be owed to the city. Therefore a park fee of \$46,500 will be required to make up for this deficit. This subdivision was originally approved on September 4, 2003 by the City Plan Commission, and the applicant failed to submit the recording plats within the 6 month period, therefore the applicant had to resubmit this application according to the Subdivision Ordinance.

Rudy Valdez, Planning Department, noted that there is a correction on the park dedication; the 5.7 acres are required from the annexation agreement, so there is no credit on 5.7. So the remainder from the 6.29, which is approximately .58 is all that they are getting credit for the subdivision

Ernie Valdez, Representative, agreed with staff recommendations.

Mr. Rudy Valdez noted that there are no park fees required.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (5-0). (Commissioner Ray Mancera left and Commissioner Elma Carreto left.)

ACTION: Motion made by Gary Porras to reconsider item, seconded by John Neal and unanimously carried (6-0).

Rudy Valdez noted that park fees will be required for the subdivision in the amount of \$47,100.

ACTION: Motion made by John Neal to approve, seconded by Gary Porras and unanimously carried (6-0).

PUBLIC HEARING

Subdivision Application:

8. **SUB04-00004:** Loma Linda Unit 4 – Preliminary; Being a replat of portion of Lot 1 and all of Lot 2, Block 2, Hueco View Acres, and a portion of Harkis Road, City of El Paso, El Paso County, Texas. (District 5)

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

Parkland Dedication:

9. **DD04001:** Offsite Parkland Dedication – Being a Portion of Tract 1B2, Nellie D. Mundy Survey No. 242, El Paso, El Paso County, Texas. (District 1)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the applicant is proposing to dedicate 3.714 acres of land for a new parksite within the Ranchos Las Lomas/Lomas Del Sol area. The applicant is proposing this park so that they can obtain park credits for their future subdivision plats.

John Karlsruher, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Ray Mancera left.)

Alley Vacation:

10. **AV04001:** Alley Vacation – 20' Alley Within Block 218, Campbell Addition. (District 8)

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

11. **AV04002:** Alley Vacation – 20' Alley Within Block 217, Campbell Addition. (District 8)

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

Street Vacation:

12. **SV04003:** Street Vacation – Portion of Ethel Road, North of Montoya Road. (District 1)

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

13. **SV04004:** Street Vacation – Portion of Campbell Street (Triangle), Adjacent to Block 218, Campbell Addition. (District 8)

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

14. **SV04005:** Street Vacation – Portion of Florence Street Between Block 217 and 28, Campbell Addition. (District 8)

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

15. **SV04006:** Street Vacation – Portion of Ochoa Street Adjacent to Block 217, Campbell Addition. (District 8)

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

Extension Request to Complete Subdivision Improvements:

16. **SD97010:** Cumbre Estates Unit 1 –Extension Request to Complete Subdivision Improvements; Being an amended Subdivision of all of Cumbre Estates Unit 1, City of El Paso, El Paso County, Texas. (District 1)

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

17. **SD99053:** Ridge View Estates Unit 16 - Extension request to complete subdivision improvements. (District 1)

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: James Shelton, Planning Department, noted that the applicant is requesting a six-month extension in order to complete subdivision improvements. This subdivision was recorded on September 15, 2000, and the time to complete these required improvements expired on September 15, 2002. The developer was granted a one-year extension to complete the improvements from September 15, 2002 to September 15, 2003. The developer was then granted a second extension for 8 months from September 15, 2003 to May 15, 2004, and if the improvements were shown, then an additional four-months would be given to finalize the requirements. If at the end of the eight months no improvements to the development had been kept up to an acceptable schedule, then the City of El Paso would require a letter of credit, cash bond, or cash to put into an escrow to complete these improvements. At present, the proposed 3.7 acres park improvements have not been started. The Parks Department has just approved the improvement plans and the applicant will be required at least 90 days to complete the park. Also, the time anticipated for completion of the street and storm sewer improvements will be four months, and the utility installation and street right of way are substantially completed. The Development Coordinating Committee did recommend approval of the six-month extension, from May 15, 2004 with a review at the end of 3 months, to see if any progress has been done. If the applicant has not progressed with these improvements, according to the new schedule submitted to the Planning Department on May 5, 2004, the Development Coordinating Committee would recommend a financial guarantee in the form of a bond, letter of credit or cash deposit, to guarantee that these improvements be completed. The applicant shall complete these requirements within the six-month extension period, which would be November 15, 2004.

Francisco Campa, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Ray Mancera left.)

Detailed Site Development Plan Application:

18. **ZON04-00052:** Being a portion of Tract 7 and Tract 24, Upper Valley Grant and a portion of Lot 1, Block 1, Miramonte Industry Park, Unit One
LOCATION: 6001 Doniphan Drive
REQUEST: Zoning District Requirement
ZONE: P-I (Planned Industrial)
PROPOSED USE: Office and shop
OWNER/APPLICANT: Esmail Panahi & Rosalinda Panahi / Banes General Contractor Inc.
REPRESENTATIVE: Same
DISTRICT: # 1

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Jorge Rousselin, Planning Department, noted that the site plan was submitted in order to permit an office and shop. Site plan review is required because a zoning district requirement exists on the subject property. The property is currently zoned P-I (Planned Industrial). Access is proposed via Montoya Road. 17 parking spaces are provided. There are conditions currently imposed on the property of which include filing of a subdivision before building permits are issued. The applicant has stated that he was granted a waiver from Building Permits and Inspections on the landscape in the front; however the Planning Department has yet to receive any documentation from the applicant or the Building Permits and Inspections Department stating as such.

Esmail Panahi, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Ray Mancera left.)

19. **ZON04-00053:** A portion of Tract 23D and 23C and all of Tracts 2C and 2C1, Block 15, Ysleta Grant
LOCATION: 8249 North Loop
REQUEST: Zoning Condition
ZONE: C-2 (Commercial)
PROPOSED USE: Multi-Family Dwellings
OWNER/APPLICANT: George Serna, Luis Serna, Esteban Serna, Richard Serna and Eduard Trejo / Same
REPRESENTATIVE: George Serna
DISTRICT: # 7

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Jorge Rousselin, Planning Department, noted that the site plan was submitted in order to permit multi-family dwelling units. Site plan review is required because a zoning condition exists on the subject property pursuant to Ordinance 15456. Access is proposed via North Loop Drive. The Planning Department has not received any calls or letters in favor or opposition this request.

Charlie Gomez, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Ray Mancera left.)

Special Contract Application:

20. **ZON04-00028:** Lots 18 - 22, Block 3 and a portion of Kappa Road, Keystone Business Park
LOCATION: Adjacent to I-10 at end of Kappa Road
ZONING: C-4/sc (Commercial/special contract)
REQUEST: Release Condition #5 of contract dated Feb. 17, 1987, which prohibits residential uses
PROPOSED USE: Apartments
OWNER/APPLICANT: Keystone Dam, Ltd. / Same
REPRESENTATIVE: Paul Sergent, Jr. / Sergent Law Firm, P.C.
DISTRICT: # 8

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Kimberly Forsyth, Planning Department, noted the applicant is requesting to release a condition, which was part of the zoning contract for the property. This property was rezoned in 1987 to C-4 and there were several conditions placed on this property as part of the rezoning. The applicant is now requesting that one of those eight conditions, which restricted any residential uses on this property now be released. The proposed concept for this area shows 320 apartment units which would be a density of about 20 units per acre, along with an office and club house to be located on the site, with access proposed off of Kappa Road. There are several other conditions which will remain on the property including a requirement for detailed site plan review prior to building permits on the property, also there is a restriction that no access will be permitted via Hidden Way and there is also a restriction that there be a 50 foot setback along the southern property line which abuts the residential community to the south. The Planning Department has received 3 letters in opposition of this request.

Paul Sergent, Representative, agreed with staff recommendations.

Commissioner Gary Porras asked Mr. Sergent if he met with the community.

Mr. Sergent responded that they met with a representative and provided materials of the development.

Mary Haines spoke in favor of the development.

Tammy Vasilatos and Dr. Patricia Williams also spoke in favor of the development.

Dr. Carol Miller and Diane Goodley spoke in opposition to the development. Their concerns were for the animals and archaeological site.

Several other members of the community spoke in opposition to the development.

Father Pablo Mata thanked the commission for granting the extension and stated that he is still opposed to the development. Father Mata noted that their concerns were traffic congestion and school congestion.

ACTION: Motion made by Oscar Venegas to move item #20 to the front of the agenda, seconded by Ray Mancera, and unanimously carried (7-0).

ACTION: Motion made by Gary Porras to deny, seconded by Dick Vorba and carried (4-3).

Special Permit Applications:

21. **ZON04-00023:** (Reconsideration) Parcel 1: Lots 7-10, Block 266, Campbell Addition
Parcel 2: Lots 11 - 12, Block 266, Campbell Addition
Parcel 3: A portion of Lots 15 - 20, Block 266, Campbell Addition
Parcel 4: A portion of Lots 1 and 2, Block 266, Campbell Addition
Parcel 5: A portion of Lots 14 and 15, Block 266, Campbell Addition.
- REQUEST: Off-site, off-street parking on Parcels 2, 3, 4, and 5 to serve proposed nightclub on Parcel 1
- ZONE: Parcel 1: C-4 (Commercial)
Parcel 2: A-2 (Apartment)
Parcel 3: C-4 (Commercial)
Parcel 4: C-4 (Commercial)
Parcel 5: A-2 (Apartment)
- PROPOSED USE: Parcel 1: nightclub
Parcels 2, 3, 4, and 5: off-site, off-street parking
- OWNER/APPLICANT: Pauline Shaheen / Dale McNutt
- REPRESENTATIVE: Anthony Mixer
- DISTRICT: # 8

ACTION: Motion made by Oscar Venegas to move item #21 to the front of the agenda, seconded by Ray Mancera, and unanimously carried (7-0).

ACTION: Item #21 was not reconsidered

22. **ZON04-00024:** (Reconsideration) Parcel 1: Lots 7-10, Block 266, Campbell Addition
Parcel 2: Lots 11 - 12, Block 266, Campbell Addition
Parcel 3: A portion of Lots 15 - 20, Block 266, Campbell Addition
Parcel 4: A portion of Lots 1 and 2, Block 266, Campbell Addition
Parcel 5: A portion of Lots 14 and 15, Block 266, Campbell Addition.
- REQUEST: Parking reduction
- ZONE: Parcel 1: C-4 (Commercial)
Parcel 2: A-2 (Apartment)
Parcel 3: C-4 (Commercial)
Parcel 4: C-4 (Commercial)
Parcel 5: A-2 (Apartment)
- PROPOSED USE: Parcel 1: nightclub
Parcels 2, 3, 4, and 5: off-site, off-street parking
- OWNER/APPLICANT: Pauline Shaheen / Dale McNutt
- REPRESENTATIVE: Anthony Mixer
- DISTRICT: # 8

ACTION: Motion made by Oscar Venegas to move item #22 to the front of the agenda, seconded by Ray Mancera, and unanimously carried (7-0).

ACTION: Item #22 was not reconsidered

23. **ZON04-00027:** Lot 1 & a Portion of Lot 2, Block 2, Hueco View Acres and a Portion of Harkis Road
- REQUEST: Reduction in lot widths & rear setbacks; variable side setbacks
- LOCATION: North of Edgemere Blvd.
- ZONE: M-1 (Manufacturing)
- PROPOSED USE: Single family residential
- OWNER/APPLICANT: Fernando & Elizabeth Martinez / JNC Development Co.
- REPRESENTATIVE: Conde, Inc.
- DISTRICT: # 5

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

Rezoning Application:

24. **ZON04-00026:** Lot 1 & a Portion of Lot 2, Block 2, Hueco View Acres and a Portion of Harkis Road
LOCATION: North of Edgemere Blvd
REQUEST: From: M-1 (Manufacturing); To: R-5 (Residential)
PROPOSED USE: Residential
OWNER/APPLICANT: Fernando & Elizabeth Martinez / JNC Development Co.
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 5

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

25. **ZON04-00034:** A portion of Lot 11 and all of Lot 12, Block 20, Second Amended Map of West Ysleta
LOCATION: 115 N. Davis Drive
REQUEST: From: R-4 (Residential); To: A-2 (Apartment) apartments
PROPOSED USE: apartments
OWNER/APPLICANT: Young Women's Christian Association / JKS Properties, Inc.
REPRESENTATIVE: Jim Smith
DISTRICT: # 7

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

26. **ZON04-00038:** A portion of Tracts 9B, 9C, 9K and 9L, Block 17, and a portion of Tract 17, Block 19, Ysleta Grant
LOCATION: 7588 North Loop Drive
REQUEST: From: C-1/sc (Commercial/special contract); To: C-3/sc (Commercial/special contract)
PROPOSED USE: Self-storage warehouse
OWNER/APPLICANT: Ernest Coca / U-Storage
REPRESENTATIVE: Calderon Engineering
DISTRICT: # 3

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

27. **ZON04-00049:** Portion of 1, Block 6, Christy Tract
LOCATION: Schwabe Road
REQUEST: From: R-F (Ranch and Farm); To: R-3A (Residential)
PROPOSED USE: Residential
OWNER/APPLICANT: Adolfo H. Lopez / Same
REPRESENTATIVE: Same
DISTRICT: # 7

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Kimberly Forsyth, Planning Department, noted that the applicant is requesting to rezone property from R-F (Ranch and Farm) to R-3A (Residential) in order to permit a single-family residence. The Planning Department has received no calls or letters in opposition or support of this request.

Rosa Maria Lopez, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Ray Mancera left.)

28. **ZON04-00050:** A portion of Lot 1, Block 1, Las Flores Subdivision Unit 4
LOCATION: North Loop Drive West of Zaragoza Road
REQUEST: From: P-C/sc (Planned Commercial District/special contract);
To: C-3/sc (Commercial/special contract)
PROPOSED USE: Automotive sales, self-storage warehouse, car wash, retail commercial development
OWNER/APPLICANT: BD and LW Properties, LP / Same
REPRESENTATIVE: Roe Engineering, L.C.
DISTRICT: # 7

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Fred Lopez, Planning Department, noted that the applicant is proposing to rezone property from P-C/sc (Planned Commercial District / special contract) to C-3/sc (Commercial/special contract) in order to permit a self-storage warehousing, a car wash and retail commercial development. The Development Coordinating Committee unanimously recommends approval of this request for rezoning from P-C/sc to C-2 for Parcel 1 and C-3/sc for Parcel 2 with the following condition: that a detailed site development plan will be reviewed and approved pursuant to the El Paso Municipal Code prior to the issuance of any building permits, and that the site development plan submitted with this rezoning application be accepted to meet this requirement.

Bradley Roe, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Ray Mancera left.)

29. **ZON04-00051:** Lots 18, 19, 20, 21 and 22 Block 2, Bassett Commercial Complex Unit One
LOCATION: 6400 Gateway East Blvd.
REQUEST: From: A-O (Apartment/Office); To: C-1 (Commercial)
PROPOSED USE: Office and Retail
OWNER/APPLICANT: El Paso Board of Realtors / Same
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 3

RECOMMENDATION: DCC approval as presented and subject to staff comments.

SUMMARY: Kimberly Forsyth, Planning Department, noted that the applicant is requesting a rezoning from A-O (Apartment/Office) to C-1 (Commercial) in order to permit office and retail uses. The Planning Department has received no calls or letters in opposition or support of this request.

Conrad Conde, Representative, agreed with staff recommendations.

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, subject to staff comments, seconded by John Neal and unanimously carried (6-0). (Commissioner Ray Mancera left.)

Other Business:

30. Discussion and action regarding a proposed amendment to the City's Major Thoroughfare Plan for the Gomez Road/Redd Road extension and designation.

ACTION: Motion made by Oscar Venegas to postpone for two weeks (05/20/04); upon applicant's request, seconded by Ray Mancera and unanimously carried (7-0).

31. Discussion and action regarding a proposed amendment to the City's Major Thoroughfare Plan for the Riverbend Drive extension and designation.

Chuck Kooshian, Planning Department, noted that the major thoroughfare plan has three purposes. The first purpose is to identify the role that a street should be designed to serve, second is to reserve right of way for the future, and thirdly is so that people know in advance that a certain street is being considered for widening sometime in the future should it become necessary due to traffic, land use pressures. Mr. Kooshian gave a brief presentation on the Riverbend Drive extension and designation. Mr. Kooshian noted that the predictions for the year 2030 showed the household population about the same, however employment population increased, particularly in the Sunland racetrack area. These numbers are used for regional planning purposes and they were used to analyze the possible future need for Riverbend Drive. Several different scenarios were used, and based on this analysis the Development Coordinating Committee and the Major Thoroughfare Subcommittee of the Development Coordinating Committee came up with the following recommendation: Downgrade the Riverbend extension which is shown as a minor arterial to a 3 lane road.

George Sarmiento, Planning Department, noted that this exercise is part of a request from Representative Cobos that the Planning Department research whether or not this link can be deleted from the major thoroughfare plan. The analysis indicates that the link not be deleted instead it should be downgraded.

Jeff Alley, member of the Zach White Neighborhood Association, gave a brief presentation of their opposition to this proposal. Mr. Alley noted that the plan would not help traffic and would hard the neighborhood. Mr. Alley noted that they say the extension is needed because of existing levels of traffic at four intersections, running from Sunland Park all the way down to Bird. Apparently they grade intersections like you get a grade in school, A all the way down to an F. C is considered to be their goal that is a passing goal. Presently all those four intersections are above C or better except for Bird which gets an E in both categories. Mr. Alley noted that this is not good for El Paso and if you look at what it does is it opens access to the Jobe Farm area. Their only access is on Sunland Park.

ACTION: Motion made by Oscar Venegas to move item #31 to the front of the agenda, seconded by Ray Mancera and unanimously carried (7-0).

ACTION: Gary Porras made a motion to deny, to delete the extension and leave the road the same as it is now, seconded by Ray Mancera and unanimously carried (7-0).

ACTION: Motion made by Ray Mancera to reconsider item #31, seconded by Gary Porras and unanimously carried (7-0).

ACTION: Motion made by Gary Porras to delete the Riverbend extension and remove it from the major thoroughfare plan, seconded by Ray Mancera and unanimously carried (7-0).

32. Approval of CPC Minutes: April 8, 2004

ACTION: Motion made by John Neal to approve, seconded by Gary Porras and unanimously carried (6-0). (Commissioner Ray Mancera left.)

33. Approval of CPC Minutes: April 22, 2004

ACTION: Motion made by John Neal to approve, seconded by Gary Porras and unanimously carried (6-0). (Commissioner Ray Mancera left.)

34. Planning Report.

35. Legal Report.



CITY PLAN COMMISSION HEARING ADDITION TO THE AGENDA

PUBLIC HEARING:

Rezoning Application:

1. An ordinance amending Title 20 (Zoning) Chapter 20.08 (General Design and Use Regulations) Section 20.08.207 (Mobile Service Unit Development Standards) to redesignate all mobile service unit ordinance references now located in 20.08.207 to code section 20.08.207.5; to add 20.08.207.5.10 which will allow businesses to provide mobile servicing for employee vehicles at the employer's place of business; and to amend Chapter 20.02 (General Provisions and Definitions) to change the reference in 20.02.513 (Mobile Service Units) from 20.08.207 to 20.08.207.5. The penalty is as provided in 20.68 of the City of El Paso Municipal Code.

Kimberly Forsyth, Planning Department, gave a brief presentation on the Title 20 (Zoning) Chapter 20.08 (General Design and Use Regulations) Section 20.08.207 (Mobile Service Unit Development Standards).

No opposition was presented.

ACTION: Motion made by Gary Porras to approve, seconded by John Neal and unanimously carried (6-0). (Commissioner Ray Mancera left.)

Executive Session was not needed.

The City Plan Commission Hearing adjourned at 5:10 p.m.

Rudy Valdez, Executive Secretary

OFFICIAL MINUTES AND RECORD OF ACTION

TAKEN BY THE EL PASO CITY PLAN COMMISSION ON MAY 6, 2004

_____, CHAIR

_____, DATE